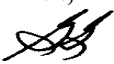




# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>12-17-13</b>	<b>AGENDA REQUEST NO:</b>	<b>III-K</b>
<b>INITIATED BY:</b>	<b>LINDA DRAPP, ADMINISTRATIVE SPECIALIST</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>CITY SECRETARY</b>
<b>PRESENTED BY:</b>	<b>GLENDA GUNDERMANN, CITY SECRETARY</b>	<b>DIRECTOR:</b>	<b>GLENDA GUNDERMANN, CITY SECRETARY</b> 
		<b>ADDITIONAL DIRECTOR (S):</b>	<b>N/A</b>
<b>SUBJECT / PROCEEDING:</b>	<b>MINUTES CITY COUNCIL MEETING DECEMBER 03, 2013 APPROVE MINUTES</b>		
<b>EXHIBITS:</b>	<b>MINUTES DECEMBER 03, 2013</b>		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	<b>N/A</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>N/A</b>
<b>PURCHASING:</b>	<b>N/A</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>N/A</b>
<b>BUDGET:</b>	<b>N/A</b>	<b>CITY MANAGER:</b>	<b>ALLEN BOGARD</b>
<b>BUDGET</b>			
<b>EXPENDITURE REQUIRED: \$</b>		<b>N/A</b>	
<b>CURRENT BUDGET: \$</b>		<b>N/A</b>	
<b>ADDITIONAL FUNDING: \$</b>		<b>N/A</b>	
<b>RECOMMENDED ACTION</b>			
Approve minutes of the December 03, 2013, City Council meeting.			

## EXHIBITS

STATE OF TEXAS                   §  
COUNTY OF FORT BEND       §  
CITY OF SUGAR LAND         §

**CITY OF SUGAR LAND**  
**CITY COUNCIL REGULAR MEETING**  
**TUESDAY, DECEMBER 03, 2013**

### REGULAR MEETING

The City Council of the City of Sugar Land convened in a regular meeting open to the public and pursuant to notice thereof duly given in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, as amended, in Sugar Land City Hall within said City on Tuesday, December 03, 2013, at 5:30 o'clock P.M. and the roll was called of the members; to wit:

James A. Thompson, Mayor  
Himesh Gandhi, Council Member at Large, Position One  
Joe R. Zimmerman, Council Member at Large, Position Two  
Steve R. Porter, Council Member District One  
Bridget R. Yeung, Council Member District Two  
Amy L. Mitchell, Council Member District Three  
Harish Jajoo, Council Member District Four

### QUORUM PRESENT

All of said members were present with the exception of Council Member Mitchell who was absent.

Also present were:  
Allen Bogard, City Manager  
Glenda Gundermann, City Secretary  
Mary Ann Powell, City Attorney, and  
A Number of Visitors

### CONVENE MEETING

*Mayor James Thompson* convened the session, open to the public, to order at 5:30 o'clock P.M.

### INVOCATION

*Council Member Zimmerman* delivered the invocation.

### PLEDGE OF ALLEGIANCE

*Council Member Zimmerman* led the pledge of allegiance to the Flag of the United States of America.

## NATIONAL ANTHEM

*Miss Chloe Choudhury* proudly sang the National Anthem.

## RECOGNITION MISS CHLOE CHOUDHURY

*Mayor Thompson* introduced Miss Chloe Choudhury, recognizing her for outstanding scholastic achievements and passion for music. Chloe participates in the DUKE Tip Program through Duke University and maintains an academic excellence of 95% average. Chloe actively participates in Girl Scouts and enjoys playing the piano, horse riding, swimming, soccer and volunteering for community events. Chloe's strongest passion is music and singing. Today at 11 years of age, she has opened many international and local events; opening the Skeeters game at Constellation Field on August 14, 2013; and on November 09 opened the Diwali Mela event at Constellation singing the Indian National Anthem. Chloe was scouted at the Skeeters game and invited to Nashville to record her first single, Katy Perry's "Roar", on September 02, 2013. Chloe has a servant heart and commitment to making the community a better place through her community spirit of service to others and volunteering for community events.

*Mayor Thompson* presented Miss Choudhury with a Certificate of Recognition from the Office of the Mayor.

*Mayor Thompson* welcomed *Mr. Gordon Quan*, a guest of Chloe and a former Council Member for the City of Houston.

## PUBLIC COMMENT

*Mayor Thompson* introduced Public Comment and entertained registered speakers. There were no public comments.

## REVIEW OF CONSENT AGENDA

*Mayor Thompson* introduced Review of the Consent Agenda and entertained questions and/or comments.

## CONSENT AGENDA

*Mayor Thompson* introduced III.A) Approval of the minutes of the regular meeting of November 19, 2013.

Following a full and complete discussion, *Council Member Gandhi*, seconded by *Council Member Zimmerman*, made a motion to approve the Consent Agenda. The motion carried unanimously.

**RESOLUTION**

**RESOLUTION NO. 13-46 FORT BEND COUNTY CENTRAL APPRAISAL DISTRICT**

*Mayor Thompson* introduced **CITY OF SUGAR LAND RESOLUTION NO. 13-46**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, CASTING ONE HUNDRED THIRTY (130) VOTES IN THE ELECTION OF FIVE DIRECTORS OF THE FORT BEND COUNTY CENTRAL APPRAISAL DISTRICT FOR THE 2014-2015 TERM.

*Ms. Donna Svatek, Compliance Manager*, stated on October 1, 2013, City Council nominated Mr. Jim Kij and Mr. Al Abramczyk to be placed on the ballot for the Fort Bend CAD Board of Directors. City Council has the opportunity to cast the votes based on the ballots that have been received.

Voting options include: Cast 130 votes to one nominee; cast the votes between the two nominees nominated on October 1 by City Council; or split the votes between the different nominees. This year, only (5) individuals were nominated to fill (5) Board positions.

Candidates were nominated by the voting governing bodies:

Al Abramczyk – Current Board Member  
Albert Glover – (not a current Board Member)  
Jim Kij – Current Board Member  
Paul Stamatis – Current Board Member  
Rhonda Zacharias – Current Board Member

Council consensus was to cast 65 votes each to Mr. Al Abramczyk and Mr. Jim Kij.

*Mayor Thompson* stated both nominees are the only residents on the ballot from the City of Sugar Land.

Following a full and complete discussion, *Council Member Yeung*, seconded by *Council Member Jajoo*, made a motion to approve **CITY OF SUGAR LAND RESOLUTION NO. 13-46**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, CASTING ONE HUNDRED THIRTY (130) VOTES IN THE ELECTION OF FIVE DIRECTORS OF THE FORT BEND COUNTY CENTRAL APPRAISAL DISTRICT FOR THE 2014-2015 TERM. The motion carried unanimously.

**GENERAL LAND PLANS**

**GREATWOOD LAKES GENERAL LAND PLAN, MINOR AMENDMENT NO. 1**

*Mayor Thompson* introduced consideration on Greatwood Lakes General Land Plan Minor Amendment No.1.

**GENERAL LAND PLANS (CONTINUED)**

**GREATWOOD LAKES GENERAL LAND PLAN, MINOR AMENDMENT NO. 1  
(CONTINUED)**

*Ms. Ruth Lohmer, Principal Planner*, presented an overview stating the original Greatwood Lakes General Land Plan was approved in 2010. Greatwood Lakes is located in the City extra-territorial jurisdiction (ETJ) south of Greatwood; off of FM 2759 and Macek Road which will serve as the primary entrance into the site. Utilities for the site will be served by Fort Bend MUD No. 192.

Staff presented the approved Greatwood Lakes General Land Plan showing the extension of Macek Road into the development, and the future extension to the east of the property and a connection to FM 2759. The Proposed General Land Plan still shows the connection along Macek Road and the connection to FM 2759. The primary differences between the two Land Plans are: A decrease in the number of lots from 254 to 237; a change to the local street pattern; and size of the lake and detention area.

Planning and Zoning Commission reviewed the Land Plan Amendment on November 12, 2013, and unanimously recommended approval of the Amendment.

Following a full and complete discussion, *Council Member Zimmerman*, seconded by *Council Member Gandhi*, made a motion to approve Greatwood Lakes General Land Plan Minor Amendment No. 1. The motion carried unanimously.

**RIVERSTONE GENERAL LAND PLAN, MINOR AMENDMENT NO. 8**

*Mayor Thompson* introduced consideration on Riverstone General Land Plan Minor Amendment No. 8.

*Mr. Douglas Schomburg, Director of Planning and Code Services*, presented an overview stating the original Plan was approved in 2003. The main proposed change is removal of connection between future commercial pod and single family, which puts street connection through the Missouri City ETJ.

Some of the changes include adding lot layouts with more detail to the General Plan. A water site was no longer needed and removed; a connector area was between residential and commercial pod; one area does not connect over to University Boulevard.

The Planning and Zoning Commission originally reviewed the proposed amendment in August 2013. There were several issues and concerns presented by staff; one was removal of a collector street as well as the connector, and some utility concerns. The applicant provided additional information to the Commission at the meeting that was not previously reviewed by staff, but appeared to address some of the key concerns. The Commission tabled the action to provide additional time for staff to review the material presented.

**GENERAL LAND PLANS (CONTINUED)**

**RIVERSTONE GENERAL LAND PLAN, MINOR AMENDMENT NO. 8 (CONTINUED)**

Staff concerns included:

- Utility provision connection
  - Addressed by applicant; information provided to staff
- Collector street in commercial pod was missing loops from LJ Parkway to University and on Thoroughfare Plan
  - Applicant restored collector street on plan alleviating Thoroughfare Plan issue

The remaining concern for staff was the connector street. The Commission asked staff to obtain a legal opinion on whether this was a vote of Planning and Zoning and City Council, or a subdivision regulation. Response from Legal was that it was a determination of Planning and Zoning and City Council, not a subdivision requirement.

Planning and Zoning Commission held a meeting on September 26 and the Commission showed that the collector street was added back in, there were no utility issues. Commission opinions were mixed as to support/concern regarding the connector. Staff did not recommend approval citing concern over the connector. Six members were present; the vote called to recommend denial, 3-3 tie, resulting in no recommendation on the plan.

Following the mixed resulting vote from Planning and Zoning, staff met with the Executive Team and was directed to further examine issues related to the connector and Missouri City/Sugar Land ETJ boundary, any potential ETJ boundary shift near University Boulevard, and the prior General Land Plans.

Staff made comparisons between the original 2003 General Land Plan and the 2008 General Land Plan, the April 2013 General Land Plan and the Proposed General Land Plan. The Plan was weighed against the various goals of the Comprehensive Plan, staff reviewed the mobility issue, open space, and low density.

Points for Consideration:

- Original submittal for amendment had multiple issues, and subsequent revisions addressed certain key concerns
- The Commission struggled with difficult decision on connector street
- Jagged ETJ boundary at site existing since 2003 plan approval
- Subsequent plans have lowered density of land uses near connector street
- Residential area proposed to be gated
- Additional staff analysis and discussion with applicant since Planning and Zoning review
- Examination of ETJ changes by staff and applicant have proved unworkable
  - MUD boundaries are locked in and is not a workable situation in terms of a swap; the MUDs follow the ETJ boundary
  - Shifting off undesirable street jurisdiction boundary from Sugar Land to Missouri City is a fairness issue

**GENERAL LAND PLANS (CONTINUED)**

**RIVERSTONE GENERAL LAND PLAN, MINOR AMENDMENT NO. 8 (CONTINUED)**

Recommended Condition: Staff presented an aerial of the land bridge. The applicant had spoken about a potential pedestrian-bike connection, which is important for the people to gain access to a commercial area; and is proposed as a specific condition.

Based on subsequent review, staff supports Amendment No. 8 with specific conditions:

- Requirement of a minimum 10-foot wide pedestrian-bicycle trail (AASHTO Standards) as a condition of the General Land Plan so it can be applied to the development

**City Manager Bogard** stated this is an unusual situation; the Executive Team has reviewed and discussed the issues with the developer to look for a viable alternative but cannot find one. The developer is not interested in having a connection through a commercial area to the low density residential. The option of changing boundaries was explored, but would not be an effective option.

Following a full and complete discussion, **Council Member Zimmerman**, seconded by **Council Member Yeung**, made a motion to approve Riverstone General Land Plan Minor Amendment No. 8. The motion carried unanimously.

**PUBLIC HEARINGS**

**REQUEST FOR PERMANENT ZONING OF 7.69 ACRES OF LAND ON  
EAST SIDE OF ELDRIDGE ROAD**

**Mayor Thompson** convened the Public Hearing to receive and hear all persons desiring to be heard on request for permanent zoning of 7.69 acres of land on the east side of Eldridge Road, south of Jess Pirtle Boulevard and north of Laura Morrison Drive, from Restricted Industrial (M-1) District to General Business (B-2) District.

**Mr. Mark Donohue, Planner II**, stated this is a City-initiated rezoning request for 7.69 acres, (9) parcels of land located on the east side of Eldridge Road, south of Jess Pirtle Boulevard, and north of Laura Morrison Drive. The parcels are currently zoned as M-1 zoning or a Restricted Industrial District. The proposed zone change is for B-2 zoning district or a General Business zone. Six of the 9 parcels are currently developed, one is vacant, one parcel currently serves as a portion of a detention pond, and the remaining parcel serves as an access easement.

Staff received a request from a Council Member to examine rezoning of the parcels for consistency with the surrounding land uses and properties. The proposed zoning change eliminates sensitive land uses such as pawn shops, check cashing facilities, payday loans, auto title loans, and tattoo parlors. B-2 allows for transition from M-1 to B-O east of Eldridge Road, B-1 west of Eldridge Road, and R-1 west of Eldridge Road. The primary purpose of B-2 district is to allow for development of a variety of general commercial uses including wholesale sales and services with restrictions.

**PUBLIC HEARINGS (CONTINUED)**

**REQUEST FOR PERMANENT ZONING OF 7.69 ACRES OF LAND ON  
EAST SIDE OF ELDRIDGE ROAD (CONTINUED)**

Permissible uses include grocery stores, men and women clothing stores, barber shops, offices and clinics for medical doctors and dentists.

Uses Permitted with Conditional Use Permit include new and used car dealerships, gasoline service stations, automotive repair shops, and elementary and secondary schools.

The parcels associated with the zone change include: Shell Gas Station, Firestone Automotive Center, Pizza Hut, Wingstop, Wells Fargo Bank, First Tire & Automotive Center, access easement, undeveloped tract of land, portion of the detention pond, and public storage facility.

Rezoning is not anticipated to negatively impact existing infrastructure in the area. The Major Thoroughfare Plan depicts Eldridge Road as a State Highway, which is designed to handle larger amounts of traffic. The proposed zone change will provide for an orderly transition from B-2 zoning to B-O, B-1, and R-1 zoning.

The Planning and Zoning Commission held a Public Hearing on October 8, staff received 2 public inquiries. No one spoke during the public hearing. The Commission did not express any significant concerns, and unanimously recommended approval on October 24, 2013.

All applicable laws for the Public Hearing were met; property owners were notified and sent letter describing the rezoning. To date, 3 public inquiries were received with no known opposition.

*Mayor Thompson* entertained comments from the public; hearing none, the Public Hearing was closed.

**ORDINANCE NO. 1941 – PERMANENT CHANGE OF ZONING**

*Mayor Thompson* introduced **FIRST CONSIDERATION CITY OF SUGAR LAND ORDINANCE NO. 1941**, AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A PERMANENT CHANGE OF ZONING FROM RESTRICTED INDUSTRIAL (M-1) DISTRICT TO GENERAL BUSINESS (B-2) DISTRICT FOR APPROXIMATELY 7.69 ACRES OF LAND LOCATED ON THE EAST SIDE OF ELDRIDGE ROAD, SOUTH OF JESS PIRTLE BOULEVARD AND NORTH OF LAURA MORRISON DRIVE.

*Mr. Mark Donohue, Planner II*, stated there were no further comments.

Following a full and complete discussion, *Council Member Porter*, seconded by *Council Member Yeung*, made a motion to pass to second reading **CITY OF SUGAR LAND ORDINANCE NO. 1941**, AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A PERMANENT CHANGE OF ZONING from Restricted Industrial (M-1) District to General Business (B-2) District FOR APPROXIMATELY 7.69 acres OF LAND located on the east side of Eldridge Road, south of Jess Pirtle Boulevard and north of LAURA MORRISON DRIVE. The motion carried unanimously.



**PUBLIC HEARINGS (CONTINUED)**

**REQUEST FOR PERMANENT ZONING OF 14.091 ACRES IN LAKEBEND AT  
SUGAR CREEK SUBDIVISION**

*Mayor Thompson* convened the Public Hearing to receive and hear all persons desiring to be heard on request for permanent zoning of 14.091 acres in Lakebend at Sugar Creek subdivision between U.S. 59 and Country Club Boulevard, from Restricted Single-Family Residential (R-1R) District to Standard Single-Family Residential (R-1) District.

*Mr. Jacob Nitchals, Planner II*, stated this was a City-initiated rezoning; the subdivision consists of 43 lots on approximately 14.091 acres southeast of the Unocal Building.

History of the Property:

- 1985 – zoned and platted for commercial uses
- 1992 – rezoned and re-platted as Single Family Residential subdivision under previous zoning ordinance
- 1992-1993 – Home construction begins
- 1997 – Rezoned R-1R with adoption of current Development Code
- 2013 – Variance was granted due to odd lot shape and proportion of unbuildable land

Analysis:

- R-1R district minimum lot dimensions and setbacks are intended for larger lots
- Only one lot appears to conform to minimum lot dimensions
- Most homes do not comply with 30-foot rear yard setback
- If rezoned, 40 of the 43 lots would come in compliance with minimum lot dimensions and majority of homes would fall in compliance with rear yard setback

Staff stated that only one lot currently meets the minimum lot dimensions, and 25 of the 43 lots with home locations that do not meet the 30-foot rear yard setback.

Points for Consideration:

- Proposed rezoning is consistent with the Future Land Use Plan Map
- Does not affect or alter HOA/deed restrictions
- Will likely reduce number of future variance requests

The Planning and Zoning Commission held a Public Hearing on October 8, 2013; 7 informational inquiries were received, no one spoke during the Public Hearing; the Commission did not express any significant concerns. The Commission unanimously recommended approval October 24, 2013.

All requirements for the Public Hearing have been met; property owners of subject parcels were notified and sent letter describing the rezoning. To date, 4 inquiries have been received with no known opposition.

*Mayor Thompson* entertained comments from the public; hearing none, the Public Hearing was closed.

**PUBLIC HEARINGS (CONTINUED)**

**ORDINANCE NO. 1942 – PERMANENT CHANGE OF ZONING**

*Mayor Thompson* introduced **FIRST CONSIDERATION: CITY OF SUGAR LAND ORDINANCE NO. 1942**, AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A PERMANENT CHANGE OF ZONING FROM RESTRICTED SINGLE-FAMILY RESIDENTIAL (R-1R) DISTRICT TO STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT FOR 14.091 ACRES OF LAND LOCATED IN THE LAKEBEND AT SUGAR CREEK SUBDIVISION, BETWEEN U.S. 59 AND COUNTRY CLUB BOULEVARD.

*Mr. Jacob Nitchals, Planner II*, stated there were no further comments.

Following a full and complete discussion, *Council Member Yeung*, seconded by *Council Member Zimmerman*, made a motion to pass to second reading **CITY OF SUGAR LAND ORDINANCE NO. 1942**, AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A PERMANENT CHANGE OF ZONING FROM RESTRICTED SINGLE-FAMILY RESIDENTIAL (R-1R) DISTRICT TO STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT FOR 14.091 ACRES OF LAND LOCATED IN THE LAKEBEND AT SUGAR CREEK SUBDIVISION, BETWEEN U.S. 59 AND COUNTRY CLUB BOULEVARD. The motion carried unanimously.

**WORKSHOPS**

**PERFORMING ARTS CENTER**

*Mayor Thompson* introduced discussion on Performing Arts Center design development to date and processes moving forward.

*Mr. Christopher Steubing, City Engineer*, stated in April 2013, staff completed the programming and schematic phase of the project. In June, SLDC (Sugar Land Development Corporation) was presented the findings. In July, City Council authorized the Development Agreement with ACE Theatrical Group. In September, the Design Contract was approved by SLDC with Martinez + Johnson Architects to proceed forward. In the past few months, considerable progress was made to get to the 40% Design Development plans received in November 2013 which have been reviewed significantly with internal departments; permits and inspections, fire, health, engineering, planning. The design team includes a large sub-consultant effort.

Staff focus has been on code review and clarification on all issues that are important to the City goals, finalizing spaces, defining structure and major components; front arch, restroom facilities, final equipment location; site layout for determining traffic in/traffic out, and development of a 3D model.

*Mr. Gary Martinez, Martinez + Johnson Architects*, stated the documents being shown are more than diagrams; the documents are the actual construction documents; Martinez + Johnson are in the very early stages of that process. There are over a dozen companies that are all fulltime active on the project.

**WORKSHOPS (CONTINUED)**

**PERFORMING ARTS CENTER (CONTINUED)**

*Mr. Martinez* provided a refined Site Plan, stating that everything has been redone since the schematic design was done in April. The drawings are very depictive of the current work being done. The Site Plan is a plan that has been vetted through the operational side of the project, through all City Code departments, Fire Marshal Office, all utilities are currently being planned for the site; all of the various pieces are being put into place. There have not been any significant large changes in the Plan, but there has been a significant amount of development, much of which has occurred in the loading yard. Large trucks will be bringing the shows into the venue, and all of the truck-turning diagrams have been worked out with the traffic engineers; the large trucks can make the turns and come onto the site. There is adequate room for over 17 large vehicles; trucks that bring the shows in and buses that bring in performers. Locations for setting up the mechanical and environmental systems for the building have been defined. All screening requirements and noise ordinances from the City are being met.

*Mr. Martinez* provided overview of the building pieces; a bowl view with the large glass curtain wall, a plaza view, Lexington view, and views from the north heading to the south, the area of the Box Office, and the main entrance into the facility. The plaza design will start relatively soon when the planners are brought onboard, access routes to the building.

The colors and the textures are diagrammatic so that Martinez + Johnson can begin to understand the differentiation of the primary surfaces of the building relative to the secondary. No decisions have been made; the firm is studying durability and constructability of materials and appropriateness of finishes. There is extensive detail in construction of the glass wall.

Moving to the building interior, Mr. Martinez stated there are very large trusses, some of the largest trusses that may be fabricated in this state for quite some time. Span of the main truss on the building is almost 300 feet and the depth will be between 18 and 20 feet deep. Diagrams of the Orchestra Level, the Orchestra Level Lobby, the Suite Level, Loge Level, Balcony Level, and Upper Balcony Level were presented; and views from the Suite Entry, Lobby, and Balcony Landing.

There have been changes in the areas of public amenities and facilities. There will be a large open Lobby space with sufficient circulation for people to move about the facility. Even with crowds of 10 deep in the concession areas, there will be over 20-30 feet of circulation space through the main corridor of the lobby.

On either side of the box office, the main entrances have been set up. Security issues are being built in. A immense amount of work has been done on the movable wall that allows the seating capacity to be changed. The walls have been established so that they will deploy from the far reaches of the awnings chamber to the edge of the caliper. Currently, it is a mechanized system; crew members will guide the panels rather than drag the panels across. Some of the walls are over 70 feet tall and 25 feet wide, engineers will establish the weight of the wall panel. Numerous seating studies have been done at the front part of the seating area. There will be a recessed General Admission area for a standing crowd which is an important part of some of the shows.

**WORKSHOPS (CONTINUED)**

**PERFORMING ARTS CENTER (CONTINUED)**

There is significant detail in the lobby area; the whole image is rotated 90 degrees. There have been numerous meetings with the concessionaires; operators were asked to define menus, this one particular item literally drives the design of the concessions.

*Mr. Martinez* provided the latest configuration of the suites that have been laid out at the first level in the balcony. Following discussion and review of the operational program, ACE requested that the architects re-space and lay out the suites as equal units all the way across the arch, which helped structurally.

Various diagrams were presented for the view from the Suite entry, view from the Lobby and Balcony Landing, Movable Wall and Curtain Layout, Interior Finishes Concept, Design Concepts, Roof Panel Grid Layout, Stage View Full Seating, Stage View Reduced Seating, and the Balcony View.

Moving forward contractual issues are being worked through with the Linbeck Group, LLC, with whom staff is negotiating on the CMAR Agreement and hope to bring forward to City Council for award on December 17. On the Resident Project Representative, short-listed firm interviews are set up for December 10, staff received submittals from 12 firms; the contract will be brought forward January 2014. This group will assist Lane Wolf, Performing Arts Center Project Manager, Chris Steubing and the design team to run cost estimates and assist with value engineering ideas should the need arise.

The Design phase is currently 40% Design Development and in the extensive review and comment period; looking forward the 80% Plan for Design Development will be January/February 2014. There are a number of major milestones to reach and bring forward to City Council.

Design Development Process:

- The 40% better defines the space
- Future Steps – Design Charrettes / Feedback Opportunities
  - Plan to receive and hear feedback
  - Developed around the project schedule
  - Schedule produced by mid-December
  - Provide information on design concepts or materials
    - Exterior and Interior components
    - Other major issues as they arise (moveable wall, finish treatments, functional issues)
- Meetings will be conducted between now and 80% Design Development
- Will continue moving into 100% Design Development phase over the next 3 months

Input/Feedback Process:

- Meeting details
- Design team will provide an overview of design concepts
  - Materials/Finishes/Colors
  - Uses
  - Locations in the facility

**WORKSHOPS (CONTINUED)**

**PERFORMING ARTS CENTER (CONTINUED)**

- Components of design will be related to local venues
- Field visits scheduled as necessary
  - Introduce pieces of the design concepts
  - Confirmation on material types and colors
  - Utilization of materials
  - Relationship to project budget

City Council discussion ensued regarding:

- Parking in front of the building on the Southwest View, the concern was with temporary parking in front; the plaza is extremely important and parking should not take away from it; Staff stated one section of that parking is permanent, temporary parking starts on the other side. This will all be part of the planning component with the plaza. Staff and the team will be planning surface parking to accommodate future structured parking. There will be a section of permanent parking, 200-300 spaces, everything north of that will be temporary. This will be designed around everything seen from the mezzanine entrance and the plaza.
- Concern was expressed regarding the glass on the building which faces south; and concern relative to the temperature inside the building being hot. **Mr. Martinez** stated the team is very aware of the issue and a series of shading and shadow studies have been done; discussions have focused on the different types of filters for the glass or coatings that may be used. The team is required to meet an Energy Code and want to ensure that the comfort levels, particularly at the lower levels of the lobby where most of the people will be, are optimal under all of the conditions. This is a study in progress and not all of the answers are available at this time. One consideration has been the use of a frit coating, a ceramic coating on the glass itself, different shading levels can be created so that the heat load does not increase.

**RECESS MEETING**

**Mayor Thompson** recessed the Regular meeting, time 7:06 o'clock P.M.

**RECONVENE MEETING**

**Mayor Thompson** reconvened the Regular meeting, time 7:19 o'clock P.M.

**WORKSHOPS (CONTINUED)**

**PUBLIC SAFETY TRAINING FACILITY**

**Mayor Thompson** introduced discussion on survey results on partnership opportunities for a public safety training facility.

**WORKSHOPS (CONTINUED)**

**PUBLIC SAFETY TRAINING FACILITY (CONTINUED)**

*Mr. Douglas Brinkley, Chief of Police*, presented an update on the Public Safety Training facility, stating this is a strategic project that staff has been working on for almost two years to identify the departments' training needs. City Council recommendations have been to review and discuss how partnerships can be formed with area agencies.

Staff contracted with Milestone Solutions, an urban planning group, to conduct a survey of surrounding entities, both public and private, to identify whether other training resources are currently available in the area, firing ranges and burn towers; identify any unmet needs by the entities. The survey focused on a shooting range, driving track, and burn building. The survey was sent to 53 entities that included police and fire departments, universities, independent school districts, metro transit authorities, Texas Instruments and Fluor Daniel, and 15 responses were received

**Training Needs Identified in Survey Results include:**

**Police:**

City of Sugar Land:	Shooting Range, Driving and Running Tracks
City of Missouri City:	Shooting Range, Firearms Training Facility, Driving and Running Tracks
City of Katy:	Firearms Training Facility
City of Richmond:	Shooting Range, Firearms Training Facility, Running Track
City of Rosenberg:	Firearms Training Facility and Driving Track
City of Tomball:	Driving Track
Spring Valley Village:	
Spring Branch ISD:	Firearms Training Facility, Driving and Running Tracks
Cypress Fairbanks ISD:	Firearms Training Facility and Running Track
Fort Bend ISD:	Firearms Training Facility, Driving and Running Tracks
University of Houston:	Shooting Range, Firearms Training Facility, Driving and Running Tracks
Fort Bend Co. Sheriff:	Shooting Range

**Fire:**

City of Sugar Land:	Driving Track, Drill Tower, Burn Tower
City of Bellaire:	
City of Katy:	Driving Track, Burn Tower, Arson Investigation
City of Richmond:	

**Partnership Interest:**

The City may not have a partner that will fit all of the City needs, as with Fort Bend County Sheriff's Office, who may not be interested in providing funding for a driving track and classrooms due to the Gus George Academy. The department will review all of the various possibilities.

**WORKSHOPS (CONTINUED)**

**PUBLIC SAFETY TRAINING FACILITY (CONTINUED)**

Of the 15 agencies who responded to the survey, staff contacted the agencies by phone, sent emails, and provided a written proposal to come speak with staff to explore a partnership with the City. Only (2) agencies showed a serious interest and attended the planning meeting: Fort Bend County Sheriff's office and Fort Bend Independent School District. Out of the two, the Fort Bend County Sheriff's office is the agency that expressed willingness and was more able to have a serious conversation about a potential partnership.

Staff provided a drawing of Fort Bend County land wherein a joint training facility could be built. The property is located at FM 752 and FM 1994, past Greatwood, Booth, and is the other side of the George R. Ranch, approximately 22 miles from the current Police Department location.

**Police Chief Brinkley** stated he spoke with Sheriff Troy Nehls of Fort Bend County recently, who expressed a sincere desire to bring the item forward to Commissioners Court to seek support and funding. **Chief Brinkley** stated that he will need a mock-up of what the partnership would involve regarding the location and cost projection.

Next steps include:

- Pursue a partnership, possibly with Fort Bend County, look at locations and cost projection
  - Sheriff Nehls will pursue county support
- Present training needs to City Council in January and discuss specifics
- City Council tour of the area facilities, look at a model facility, get feedback
- Staff worked with consultants to consider various options/location, cost estimates to provide City Council with (3) options to discuss in 1<sup>st</sup> and 2<sup>nd</sup> quarters of 2014:
  - Training Facility on existing City property
  - Training facility within immediate area/ETJ
  - Partnership option with Fort Bend County

**Mayor Thompson** clarified with staff that the conversation with the County is only a shooting range; Staff stated affirmatively; moving forward as the consultant works on the needs, staff would request that the County conduct a survey with detailed discussion regarding the County needs in a facility, and bring forward cost projections and ideas to City Council on how the needs could be met. **Mayor Thompson** asked staff about the potential land near the George R. Ranch and even though the County does not need it, is there space to add a driving track or running track; and concerning a partnership, the County obviously would not want to put funding in the facilities, but is the site large enough to accommodate a complex all in one location.

**Chief Brinkley** stated he believes the site is large enough; even if the County only jointly participates in the Firearms Range, the City needs to determine if the site is large enough to contain all of the components that the City needs, and then determine how to make the allocation happen.

City Council discussion ensued regarding the difference between a shooting range and a firearms training facility; consultants taking into account the City needs after future annexation of Greatwood and New Territory; and considering facility locations outside of the City.

**WORKSHOPS (CONTINUED)**

**PUBLIC SAFETY COMMUNICATIONS COMPUTER-AIDED DISPATCH AND  
AUTOMATED RECORDS MANAGEMENT SYSTEM**

*Mayor Thompson* introduced discussion on replacement of Public Safety Communications Computer-Aided Dispatch and automated Records Management System.

*Mr. Steve Griffith, Assistant City Manager*, stated the computer-aided dispatch system and automated records system is the foundation of all public safety response in the community. Information from 911 calls is entered into the computer-aided dispatch; all statistical information comes from the records system. The current Tiburon system was purchased 15 years ago for \$2.25 million dollars for software and hardware.

Several deadlines are driving the replacement. The Tiburon system runs off a UNIX-based system; in 2015, the City will lose support for the software running that system. In 2017, the software vendor will no longer support the UNIX-based system; the vendor is moving to a windows-based version, which is the industry trend. Staff created a strategic project two years ago to replace the software and hardware; Information Technology developed options that would allow the current system to be extended to 2017, and the strategic project was pulled.

One of the critical aspects for Emergency Medical Services (EMS) is the ability to tie the patient care software to the City CAD system and enact emergency medical dispatching. Last spring, the City asked Tiburon what it would take to tie emergency medical dispatch software to the Tiburon system; the resulting cost estimate was \$113,000.00. Staff did not believe this was the best choice for a two-year solution and other options were explored.

*Mr. Vernon Hunt, Director of Information Technology*, referred to the chart for the City of Sugar Land CAD/RMS Options to compare costs of implementing a new platform:

	<b>Tiburon</b>	<b>Sugar Land OSSI Stand Alone</b>	<b>COSL/Missouri City Consortium</b>	<b>COSL League City Consortium</b>
<b>Cost</b>	\$785,000	\$942, 400 <sup>3</sup>	\$658,000	\$362,767
<b>Ongoing Costs</b>	\$306,300	\$276,889 <sup>1</sup>	\$325,000 <sup>2</sup>	\$110,800 (includes \$10K Initiation Fee)
<b>Functionality</b>	\$ Power Phone \$113,000	\$ Power Phone included	\$ Power Phone included	\$ Power Phone included
<b>Totals</b>	<b>\$1,204,300</b>	<b>\$1,219,289</b>	<b>\$983,000</b>	<b>\$573,567<sup>4</sup></b>



<b>Time-to-Market</b>	9 months	3 months (schedule resources) 6 months (go live)	90 Days No RMS Data Conversion	90 Days
<b>Service Level Agreement (SLA)</b>	N/A	N/A	Yes	Yes
<b>Learning Curve</b>	Yes	Yes	Yes	Yes
<b>GIS</b>	No Conversion	Minimum Conversion Level of Effort	Minimum Conversion Level of Effort	Minimum Conversion Level of Effort

**Footnotes:**

- 1) **New Modules – Equivalent to Tiburon**
- 2) **Includes 50% Missouri City FTE Cost**
- 3) **40% discount**
- 4) **Includes contingency funds**

**Mr. Allen Bogard, City Manager**, commented that the City had assumed the cost to replace the same system would be \$2.5 million (the original purchase price of the system) or more; the actual replacement cost is \$1.2 million.

**Mr. Hunt** noted that there are eight agencies currently participating in the League City Consortium: League City, Friendswood, La Porte, Webster, Deer Park, Alvin, Nassau Bay, and Galveston. Because League City already runs a complete version of the OSSI software, the costs for licensing and maintenance are lower. There would be a 90-day turnaround for installation; a Service Level Agreement and \$10,000.00 initiation fee is required. The Geographical Information System (GIS) data would have to be adjusted to match any calls that might go to Missouri City or Fort Bend County.

**Mr. Griffith** stated that Sugar Land had not previously considered sharing software with another city; League City has been doing this very successfully for a number of years. Because their process is well established with cities that are both larger and smaller than Sugar Land, management is recommending that the City enter into the consortium with the City of League City.

**City Council** expressed concern about computer facilities being located in hurricane and flood zones, backing the system up, and whether redundant communications lines were needed; and asked if analysis has shown the City could incorporate that and this still be the lowest cost.

**WORKSHOPS (CONTINUED)**

**PUBLIC SAFETY COMMUNICATIONS COMPUTER-AIDED DISPATCH AND  
AUTOMATED RECORDS MANAGEMENT SYSTEM (CONTINUED)**

**Mr. Hunt** replied that Phone-O-Scope, the fiber provider for the area, has three distinct connections with League City; if one failed, there would be two more available. This is an advantage in signing an agreement with Phone-O-Scope to connect the City to their backbone. The new hardened data facility, a Category Five facility, will house the system; it has redundant power supply, battery backup, and an available truck loaded facility. The hardened data facility is under construction and will be completed by the time the migration is complete.

**Mr. Allen Bogard, City Manager**, stated that the consortium idea is a cost-savings the City should seriously consider. League City has an established consortium; Sugar Land would be the first entity to join with the Missouri City Consortium. Joining a consortium would accomplish a needed capital expenditure with a more favorable pricing mechanism than originally anticipated.

City Council discussion ensued regarding:

- The cost saving is critical, but asked if a consortium scenario would degrade the system or lower the level of service. **Mr. Griffith** replied the City would actually be enhancing responsibilities.
- Will a redundant system be located in Sugar Land. **Mr. Hunt** replied that the City is investigating an option with the vendor for an on-premise back-up server that would allow the City to get a copy of city data from League City.
- Are any disadvantages to joining the League City consortium; **Mr. Griffith** replied he was not aware of any; League City has a well-established system with numerous agencies making it work.
- Ongoing costs for the current system. **Mr. Hunt** responded the City pays \$101,000.00 maintenance to Tiburon.

**Mayor Thompson** asked if the ongoing costs were an annual recurring cost, **Mr. Hunt** responded affirmatively. **Mayor Thompson** asked about construction of the consortium, is it a contractual obligation between the entities to share the software and operate the platform. **Mr. Hunt** stated that League City will operate all of it; each entity will pay a prorated share of the cost based on the annual number of calls for service.

**Mayor Thompson** asked if it is still possible to have discussions with Missouri City. **Mr. Hunt** said the opportunity is still available; staff is waiting on direction from management. **Mr. Griffith** stated one of the issues with Missouri City is that the city does not have the physical infrastructure or human resources to manage a consortium. Sugar Land would have to share the cost of installation and implementation; League City already has everything in place.

**Mayor Thompson** stated support for the League City consortium and asked management to continue to work the project through the Finance and Audit Committee and return to City Council with recommendations.

**CITY COUNCIL CITY MANAGER REPORTS**

**CITY COUNCIL REPORTS**

*Mayor Thompson* introduced Community Events Attended or Scheduled.

*Council Member Yeung* reported she attended the Sugar Land 4B meeting in November and the Menorah lighting event with fellow Council members.

*Council Member Gandhi* reported he presented proclamations for Toys for Tots and the Exchange Club's annual Santa's Exchange event, attended the Mayor's Youth Advisory Council induction with Council Member Jajoo and Council Member Mitchell.

*Council Member Porter* reported attending the Menorah lighting and plans to attend the Employee Banquet, Tree Lighting Ceremony, Enlightened Encounters, and the Senior Holiday Gala.

*Council Member Jajoo* reported attending the Mayor's Youth Advisory Council orientation and will be representing the City at a joint Texas Municipal League and Texas Department of Transportation workshop on best practices for the dedicated funding source for the turn back program.

**CITY MANAGER REPORT**

*City Manager Bogard* stated that the City Employee Banquet will be Thursday, December 5, 2013 Sugar Land Marriott at 11:00 a.m., the Tree Lighting Ceremony will be in Town Square that evening. The City will host the "Share Your Christmas" food drive on Friday, December 6, 2013, at City Hall from 8:00 to 5:00 p.m.; Channel 13 will be filming at City Hall between 9:00 and 10:00 a.m., going to live broadcast at approximately 9:15 a.m. The Senior Holiday Gala will begin at noon on Thursday, December 12, 2013, Sugar Land Marriott.

*Mr. Bogard* stated that Council Members' FYI packets contain a reprint of a Texas Tribune article that ran in the New York Times last week. It summarizes demographics in Fort Bend County and demographic trends in Sugar Land in a very positive light, with favorable testimonies from Sugar Land residents and a quote from Council Member Jajoo.

*Council Member Yeung* stated there will be a food drive Saturday, December 7, at the Farmer's Market, sponsored by the Lions Club and Boy Scouts benefitting the East Fort Bend Human Needs Ministry. *Mr. Bogard* added that the Lions Club will be providing labor for City Hall food drive as well.

**RECESS REGULAR MEETING**

*Mayor Thompson* recessed the Regular Meeting to go into Closed Executive Session, time 8:05 o'clock P.M.

**CLOSED EXECUTIVE SESSION**

*Mayor Thompson* introduced Closed Executive Session as authorized by Chapter 551, Texas

Government Code, in accordance with:

**Deliberation Regarding Economic Development Negotiations:** Section 551.087 and  
**Public Officers and Personnel Matters:** Section 551.074

a) For the purpose of deliberation regarding the offer of a financial or other incentive to a business prospect that the City seeks to have locate, stay, or expand in or near the City in or near the Imperial Development area located within the city. ***Mr. Jim Callaway, Executive Director, Community Development.***

b) For the purpose of discussion with respect to appointments to Tax Increment Reinvestment Zone No. 1, 3, and 4. ***Ms. Glenda Gundermann, City Secretary.***

c) For the purpose of discussion with respect to the Municipal Court Judge compensation package. ***Ms. Paula Kutchka, Director of Human Resources.***

<b>ADJOURN CLOSED EXECUTIVE SESSION</b>
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***Mayor Thompson*** adjourned the Closed Executive Session, time 9:10 o'clock P.M.

<b>RECONVENE REGULAR MEETING</b>
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***Mayor Thompson*** reconvened the Regular Meeting, time 9:11 o'clock P.M.

<b>ADJOURN</b>
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There, being no further business to come before Council, ***Council Member Zimmerman***, seconded by ***Council Member Jajoo***, moved that the meeting adjourn. The motion carried unanimously and the meeting adjourned, time at 9:11 o'clock P.M.

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Glenda Gundermann, City Secretary

(SEAL)